

City of Reading Zoning Hearing Board Meeting
PENN ROOM, First Floor, City Hall, 815 Washington Street

AGENDA

Regular Meeting
Wednesday, June 11, 2008 @ 5:30 PM

NEW APPEALS

1. 701 Lancaster Ave (2008-14)

Hear the appeal of Rev. Frank Gonzalez-Sepulveda for Special Exception under §27-810 Place of Worship use not permitted by right in C-H zone. Property previously permitted as a second hand store. Proposed 50 chairs equates to 13 parking spaces. Property contains greater than 20 spaces. Hours of operation proposed: Tuesday through Thursday 7 PM to 9 PM and Sunday 10 AM to 12 Noon for church worship services and Bible School.

2. 556 N 13th St. (2008-15)

Hear the appeal of Leo McKenna for variance under §27-804 Use not permitted by right in R-3 district; 27-607.4.G replace nonconforming use with dissimilar use; 27-607.6.C (4) continuation of previous nonconforming use as sandwich shop (take out) restaurant as previously permitted in 1977 and 1979; 27-607.4.H Building or structure regardless of nonconformity or ownership shall not be combined for the purpose of extending an existing nonconforming use or creating a different nonconforming use; 27-1603 off street parking standards shall be provided (see 27-1603.4 as variance request).

Historically, the single family dwelling included an existing commercial portion that was permitted and housed a grocery store (1974); Photography (1976); Sandwich shop (1977); meat market and delicatessen (1979); shoe repair (1980); retail and shoe repair (1981). Applicant has used the accessory building (garage) for repairing leather goods and shoe repair shop and proposes to resume the take out sandwich shop in the commercial portion of the residence. Proposed hours of operation of sandwich shop is Saturday from 7 AM to 7 PM as take out service. Inspections have been conducted by Fire Marshall, plumbing inspector and electrical inspector.

3. 349 N 13th St. (2008-16)

Continuation of previous appeal (2007-27) of Manuel Salas. Hear the appeal of Ramon H. Cortes on behalf of Manuel Salas under 27-607.6 and 27.609 variance required for nonconforming use previously abandoned. Applicant proposes to lease the property to conduct construction company office and storage space in the commercial portion of the property that previously housed Rozzi windows. There will be one vehicle parked on site, either in the garage or off street parking. Hours of operation proposed are: 8 AM to 5 PM Monday through Friday.

4. 100 N 3rd St (2008-17)

Hear the appeal of Gary Mengel for variance under §27-1703.H signage for financial service institution located within R-3 Zoning district as previously presented on April 9, 2008 under Appeal Number 2008-06. The property was previously permitted as a commercial artist gallery in 2000 then was heard by the ZHB under appeal 2006-54 for demolition of three buildings toward the construction of the 5400 ft² commercial building to facilitate financial services.

5. 816-820 Bingaman St. (2008-18)

Hear the appeal of Elsie Sanon for variance under §27-804 proposed use of place of worship and multiple uses not permitted by right in R-3 zone; 27-1202.12 places of worship may be permitted by ZHB under Special Exception; 27-609 ZHB by variance may determine proposed use is sufficiently similar in character and impact as was previously conducted, ie. Property housed the Polish Falcon Alliance where group meetings, dinners, workshops, etc. were conducted and 27-903 multiple occupancy. Applicant intends to utilize the building for "place of worship" pastors office; church oriented: committee meeting rooms; food bank distribution; clothing distribution; youth recreation and social gatherings inclusive of dinners. Parking agreement for 150 parking spaces secured with H.M.G. Intermark Worldwide Inc located at 234 South 8th St and Gallman Sonoski Funeral Home at 910 Chestnut St.

6. 706 Lehigh St. (2008-19)

Hear the appeal of Berkshire Greens Inc for Special Exception under §27-1725 consideration to obtain relief from the requirements §27-1717. Applicant wishes to construct two (2) billboards on parcel located along the 422 Bypass with a length of 1500' and varying widths from 125' to 25'. Parcel exists in the R-1 zoning district and was previously permitted with zoning permit #2005-236 in 2005 but never constructed. Applicant wishes variance under 27-1703.O which refers to 27-1717 relative to permitted locations such as C-H and M-C zoning districts. Variance also requested under 27-1717.C (1)(2) total sign area as proposed equates to 672 ft² (maximum surface area permitted 300 ft²) and 27-1717.E spacing of signs, as applicable.

7. 925 South St. (2008-20)

Hear the appeal of James Polyak for Special Exception under §27-804 Place of Worship use not permitted by right in R-3 zone. Property previously permitted as a second hand store. Proposed 80 chairs equate to 20 parking spaces; parking plan indicates 23 spaces. Property previously used as commercial restaurant and bar.

DECISIONS RENDERED: 232 North 5th St. (Appeal No. 2008-09)

Dr. Lazaro Pepen and Sunilda Tejada - changing commercial into apartments.

416 N. 13th Street (Appeal No. 2008-10)

Thomas J. Konopelski - Laundromat.

101 Lancaster Ave. (Appeal No. 2008-11)

City of Reading Fire Chief William Rehr- construction of a municipal owned fire station.

355 N. 8th St. (Appeal No. 2008-12)

Juvenal Adams- grocery store in the R-3 zoning district.

623 N. 8th St and 810 Oley St (Appeal No. 2008-13)

Alan Shuman - mixed use commercial enterprises in RO district.